

Agenda Item	<b>3.3</b>
Report No	<b>PLS/13/26</b>

## HIGHLAND COUNCIL

**Committee:** South Planning Applications Committee  
**Date:** 5 February 2026  
**Report Title:** 25/02912/FUL: Mrs Catherine Gray  
Land 30M NE of Lanfine, Teandalloch, Beauly  
**Report By:** Area Planning Manger South

### **Purpose/Executive Summary**

**Description:** Erection of house  
**Ward:** 12 - Aird and Loch Ness  
**Development category:** Local

**Reason referred to Committee:** Ward Member Referral

All relevant matters have been taken into account when appraising this application. It is considered that the proposal does not accord with the principles and policies contained within the Development Plan and is unacceptable in terms of applicable material considerations.

### **Recommendation**

Members are asked to agree the recommendation to **REFUSE** the application as set out in section 11 of the report

## **1. PROPOSED DEVELOPMENT**

- 1.1 Planning permission is sought for a 1½ storey detached house at land 30m southeast of Lanfine, Teandalloch, north of Beauly.
- 1.2 Vehicular access to the site is proposed via a new access point onto the public road, with a car parking area adjacent to the road frontage. The proposed house would be reached via a pedestrian path access along the northeastern boundary between the boundaries of adjacent properties Lanfine and The Birches.
- 1.3 Pre-Application Consultation: Local pre-application advice sought and provided in January 2025. This advised that an application for housing on the site would be contrary to the development plan policies and would not be supported.
- 1.4 Supporting Information: Design and Access Statement, Visual Information, Illustrations.
- 1.5 Variations: None

## **2. SITE DESCRIPTION**

- 2.1 The proposed site is located within an area known as Teandalloch in an uncultivated field located southeast of the house known as Lanfine. The site lies outwith any defined settlement boundary and is bounded by existing residential properties to the northeast and northwest (The Birches and Lanfine) and open land to the south. The site is gently sloping from southwest to northeast and offers views southwards towards the Beauly Firth.
- 2.2 The surrounding area is characterised by detached houses on individual plots straddling either side of Teandalloch Road, with most dwellings positioned close to the road and presenting active frontages. The site currently has no built development and is accessed from Teandalloch Road via a proposed new vehicular access point.
- 2.3 The proposed layout includes a carparking and turning area adjacent to the public road, and a pedestrian path up to 45m long along the northeastern boundary between the properties known as Lanfine and The Birches, leading to the proposed house. Associated infrastructure includes a septic tank, surface water soakaway, foul water soakaway, and a 10,000-litre underground water storage tank for firefighting. Landscaping features include hedging, trees and timber fencing.

## **3. PLANNING HISTORY**

- 3.1 15.01.2025                      24/04557/PREAPP Erection of a house(s)                      Planning application would not be supported

## **4. PUBLIC PARTICIPATION**

- 4.1 Advertised: Unknown Neighbour

Date Advertised: 22 August 2025

Representation deadline: 5 September 2025

Timeous representations: 7 (7 no. households)

Late representations: 0

4.2 Material considerations raised are summarised as follows:

- a) Teandalloch Road is single tracked with limited passing places and unsuitable for more housing;
- b) Proposed access point onto public road is unsuitable;
- c) Pedestrian access to house may not be compliant with Building Standards;
- d) Unclear how construction traffic would access the site and the extra traffic would cause safety risks;
- e) Potential impact on wildlife and ecology;
- f) Impact on neighbouring properties in terms of privacy and amenity;
- g) Does not comply with planning policy;
- h) Backland development which is not consistent with character of the area;
- i) Impact on trees during construction; and
- j) Concerns over location of septic tank and soakaway

4.3 All letters of representation are available for inspection via the Council's eplanning portal which can be accessed through the internet [www.wam.highland.gov.uk/wam](http://www.wam.highland.gov.uk/wam).

## 5. CONSULTATIONS

5.1 **HQ Forestry:** The submitted site plan indicatively shows trees outwith the site to the north-east, but it does not show trees in the site. There is no tree survey and no tree protection proposals for trees on site or in the neighbouring property. There are some outline planting proposals, but there is a lack of detail, and no trees are proposed to be planted in the car parking area. There is potential for impact on the trees along the north-eastern boundary of the site as a result of path formation and excavations for service installation. Concerned that construction access could be taken along the narrows strip of land where the connecting footpath is proposed which would have a significant adverse impact on existing trees.

5.2 **Developer Contributions Officer:** Education Contributions required.

5.3 **Corporate Address Gazetteer:** Postal address needed for service installation. Request for a new address should be submitted if planning permission is granted.

5.4 **Scottish Water:** No objection. However, the applicant should be aware that this does not confirm that the proposed development can currently be serviced.

## 6. DEVELOPMENT PLAN POLICY

The following policies are relevant to the assessment of the application

## 6.1 **National Planning Framework 4 (2023) (NPF4)**

Policy 1 - Tackling the Climate and Nature Crises

Policy 2 - Climate Mitigation and Adaptation

Policy 3 - Biodiversity

Policy 6 - Forestry, Woodland and Trees

Policy 14 - Design Quality and Place

Policy 16 - Quality Homes

Policy 17 - Rural Homes

## 6.2 **Highland Wide Local Development Plan 2012 (HwLDP)**

28 - Sustainable Design

29 - Design Quality and Place-making

31 - Developer Contributions

35 - Housing in the Countryside (Hinterland Areas)

51 - Trees and Development

61 - Landscape

65 - Waste Water Treatment

66 - Surface Water Drainage

## 6.3 **Inner Moray Firth Local Development Plan 2 (2024) (IMFLDP2)**

Policy 1 - Low Carbon Development

Policy 2 - Nature Protection, Preservation and Enhancement

Policy 8 - Placemaking No specific policies apply.

## 6.4 **Highland Council Supplementary Planning Policy Guidance**

Access to Single Houses and Small Housing Developments (May 2011)

Developer Contributions (March 2018)

Rural Housing (December 2021)

Sustainable Design Guide (Jan 2013)

Trees, Woodlands and Development (Jan 2013)

## 7. **OTHER MATERIAL POLICY CONSIDERATIONS**

### 7.1 **Scottish Government Planning Policy and Guidance**

Designing Streets

Creating Places

## 8. **PLANNING APPRAISAL**

8.1 Section 25 of the Town and Country Planning (Scotland) Act 1997 requires planning applications to be determined in accordance with the development plan unless material considerations indicate otherwise.

### **Determining Issues**

8.2 This means that the application requires to be assessed against all policies of the Development Plan relevant to the application, all national and local policy guidance and all other material considerations relevant to the application.

## **Planning Considerations**

- 8.3 The key considerations in this case are:
- a) compliance with the development plan and other planning policy
  - b) rural housing;
  - c) siting and design;
  - d) infrastructure and services;
  - e) trees; and
  - f) any other material considerations

### **Development plan/other planning policy**

- 8.4 The proposal requires to be assessed against the adopted National Planning Framework 4 (NPF4), Highland-wide Local Development Plan (HwLDP) and Inner Moray Firth Local Development Plan 2 (IMFLDP2).
- 8.5 NPF4 Policies 1-3 apply to all development proposals nationwide. When considering all development proposals, significant weight will be given to the global climate and nature crises. Development proposals will be sited and designed to minimise lifecycle greenhouse gas emissions as far as possible. Development proposals will contribute to the enhancement of biodiversity, including where relevant, restoring degraded habitats and building and strengthening nature networks and the connections between them. Proposals should also integrate nature-based solutions, where possible.
- 8.6 NPF4 Policies 14 (Design Quality and Place) and Policy 17 (Rural Homes) and HwLDP Policies 28 (Sustainable Design) and Policy 29 (Design Quality and Placemaking) are key policies for determining this proposal and are discussed below.
- 8.7 The proposal is for the erection of a house. Subject to ensuring that the development can adequately address any potential impact on siting and design; infrastructure and services; and trees, then proposal will be considered to comply with the Development Plan.

### **Rural Housing**

- 8.8 The proposed house is located within the 'remote rural' Urban Rural Classification. Consequently, the assessment of this proposal should be based upon NPF4 Policy 17 criteria related to the 'remote rural' classification, namely parts a), b) and/or c).
- 8.9 Part a) requires that applications are '...suitably scaled, sited and designed to be in keeping with the character of the area...' and that they meet one of 8 acceptable development types. The assessment of acceptability is based on the advice outlined in the Council's Rural Housing Supplementary Guidance. These include houses required to support a rural business or succession farming, reuse of an existing building or redevelopment of brownfield land, and sites which are allocated within the LDP. The applicant has not submitted anything which demonstrates that the proposal complies with Policy 17(a).

- 8.10 Policy 17(b) requires proposals for new homes to contribute towards local living and take into account identified local housing needs, economic considerations and transport needs. Due to the location of the site, some distance from the local community, and with limited active travel opportunities, it is considered that the proposal does not meet the requirements of policy 17(b).
- 8.11 Policy 17(c) states that development proposals for new homes in rural areas will be supported where the proposal supports and sustains existing fragile communities, supports identified local housing outcomes, and is suitable in terms of location, access, and environmental impact. New homes in remote rural areas can help to support and sustain fragile communities. Whilst Teandalloch is not recognised as a Growing Settlement in policy terms, it is an established area of housing and therefore there is sufficient evidence to consider that Teandalloch meets the definition of a 'fragile community'. This application complies with this section part of the policy.
- 8.12 In terms of the final element of policy 17c, siting and design, the Council's Rural Housing Supplementary Guidance (2021) needs to be considered. It identifies site selection, site layout, design material selection and building detailing. The proposed development is located within an undeveloped site and would not be in keeping with the established character of development in the wider area. It is therefore not considered that the siting and layout of the proposed house is acceptable, and the Planning Authority is not satisfied that compliance with the policy has been demonstrated.
- 8.13 This site falls within the hinterland area for Inverness therefore the Council's Housing in the Countryside policy applies. This presumes against housing development within the hinterland unless it can be demonstrated that it meets one of the exceptions set out in HwLDP Policy 35 Housing in the Countryside (Hinterland areas) and associated Rural Housing Supplementary guidance and include:
- housing that is essential for the management of the land;
  - housing for a retiring farmer on land they have farmed for at least the previous 10 years;
  - affordable housing to meet a demonstrated local affordable housing need;
  - housing that is essential in association with an existing or new rural business;
  - housing which results in the conversion or reuse of an existing traditional building on the site; or
  - housing that meets the Council's criteria for expanding an existing housing group or development in the garden ground of an existing house.
- 8.14 In order to be supported, any proposal for housing has to demonstrate compliance with one of the above criteria. No information has been submitted to demonstrate that the proposal meets any of the exceptions to HwLDP Policy 35 (Housing in the Countryside (Hinterland areas)) therefore it does not comply with the Development Plan policy and cannot be supported.
- 8.15 In addition, the Spatial Strategy of IMFLDP2 sets out a settlement hierarchy which sets out a strategic view of where future growth should occur. The proposed house is located within the lowest tier - 6 (countryside) - of the settlement hierarchy. IMFLDP2 also shows the proposed house located within the Hinterland Area. IMFLDP2's Spatial Strategy states that within the Inner Moray Firth area the Council

will support “proportionate growth of existing housing groups without the need for a land or business management justification”, and as the most recent document this is considered to contribute towards the Council’s tailored approach towards rural housing. The definition and criteria for expansion of housing groups is set out in the Rural Housing Supplementary Guidance (2021).

- 8.16 This states that for a development to be considered under the Housing Group exception there must be an existing group of at least 3 detached buildings (2 of which must be houses) which have a perceptible relationship with each other and share a well-defined and cohesive character, and that any further development must either infill or round off such a group. It further states that new development must not create an inappropriate intrusion into a previously undeveloped field or open land. Therefore, it is not considered that the proposed development meets the housing group exception as set out in the Rural Housing Supplementary Guidance (2021) as it would introduce housing into a previously undeveloped field to the rear of the existing housing on the U2976 at Teandalloch.

### **Siting and Design**

- 8.17 The proposal is for a 1½ storey detached house, measuring approximately 10.3m x 9.8m. The height to the ridgeline is approximately 7m. The proposed design reflects traditional form with contemporary detailing, incorporating dormer windows and rooflights. External materials include white K-Rend on the walls, timber windows and doors and natural slate tiles on the roof. The proposed house is located centrally within its site. It is located approximately 22m from Lanfine, 58m from Rose Cottage, and around 26m from The Birches.
- 8.18 NPF4 Policy 14 (Design, Quality and Place) states that development proposals will be designed to improve the quality of an area whether in urban or rural locations, and regardless of scale, proposals will be supported where they meet the six qualities of successful places: Healthy, Pleasant, Connected, Distinctive, Sustainable and Adaptable. Proposals which are poorly designed, detrimental to the amenity of the surrounding area or inconsistent with the six qualities of successful places will not be supported. The proposal is inconsistent with the connected quality of place as it will increase car dependency and is not well connected to any existing active travel network.
- 8.19 Policy 28 (Sustainable Design) assesses proposals against a number of criteria, including their compatibility with public service provision; transport; impact on individual and community residential amenity; demonstration of sensitive siting and high-quality design in keeping with local character; and contribution to the economic and social development of the community. The design and proposed materials are considered to be acceptable and are in keeping with the local rural character; however, compliance with this policy has not been shown.
- 8.20 Policy 29 (Design Quality and Placemaking) requires any application to make a positive, net contribution to the architectural and visual quality of the place within which it is proposed. The proposed materials are wet dash render and slate roof tiles. Windows have a vertical emphasis and overall, the design and materials of the proposed house are considered acceptable. It is recognised that the proposed design and materials of the house are appropriate to the local rural vernacular. The

proposal could comply with this policy but is non-compliant with other key policies within the Development Plan.

- 8.21 The proposed car parking area would, in effect, be the active frontage of this development to the public road. This is not consistent with the established pattern or character of development in the surrounding area, where houses present active frontages and maintain a visual relationship with the public road. Whilst the applicant states that the proposed house would be within view of the road access and parking area, this is not considered to be a fair representation of the position. The garden of Lanfine lies between the proposed house and the parking area, and is outwith the applicant's control, meaning there is no guarantee that any sight line will remain in perpetuity.
- 8.22 The surrounding area of Teandalloch is characterised by detached houses on individual plots straddling either side of Teandalloch Road, with most houses positioned close to the road and presenting active frontages.
- 8.23 While a small number of houses to the east sit further back from the road within their plots, these still maintain a clear visual and functional relationship with the public road. In contrast, the proposed house would be located to the southeast of Lanfine, and within a previously undeveloped agricultural field.
- 8.24 The proposed plot access would be located along the eastern boundary of Lanfine's private garden, with the result that the proposed house would be to the rear of Lanfine's garden. This would create a departure from the established settlement pattern, introducing backland development with a second row of housing, whereby the proposed house would have no direct active road frontage, other than the access point to the road and its associated pedestrian path.
- 8.25 This arrangement would represent a significant departure from the established settlement pattern, introducing isolated and disconnected housing with a poor relationship to surrounding housing, which is generally aligned to the road and contributes to a coherent streetscape. Furthermore, it would erode the open and spacious character of the area and fail to integrate with the established development pattern.
- 8.26 Although the Council's Rural Housing Supplementary Guidance does not explicitly refer to 'backland development' it addresses related principles through its guidance on site layout and design. This includes advice on positioning houses within plots, avoiding inappropriate intrusion into open land and respecting established settlement patterns. Proposals must respect the character, spacing and scale of the surrounding area.
- 8.27 Backland development is generally considered undesirable in rural settings. Rural areas such as Teandalloch have a distinctive open and spacious character, which backland development can erode by introducing suburban-style layouts. In this case the proposal would intrude into previously undeveloped land and is positioned behind existing properties, lacking clear integration with the established settlement pattern.
- 8.28 The proposal does not therefore comply with Policy 14 (Design Quality and Place) of NPF4 and Policy 28 (Sustainable Design) of HwLDP in term of siting.

## **Infrastructure and Services**

- 8.29 Vehicular access is proposed to be taken directly from the public road, with a dedicated parking and turning area located immediately adjacent to the road frontage. Provision is made for two car parking spaces and associated turning space within the curtilage of the development, which meets Council standards and is considered acceptable. From this parking area, the proposed house would be accessed via a pedestrian link. The submitted drawings also indicate space within the parking area for the manoeuvring of a fire appliance and include provision for a 10,000-litre underground water storage tank for firefighting purposes.
- 8.30 The proposed drainage arrangements are for a private septic tank and soakaway arrangements; all provided within the red line boundary of the site.

## **Trees**

- 8.31 There are two semi-mature birch on the northwestern part of the site close to The Birches and another semi-mature birch in the southwestern corner of the proposed parking area. Outwith the site to the northeast there is semi-mature birch and willow woodland in the garden of The Birches. The Forestry Officer noted that there is potential for trees along the northeastern boundary to be impacted by the formation of the access path between the car parking area and the house and by access during construction. It is considered that the proposal does not accord with NPF4 Policy 6 (Forestry, Woodland and Trees) parts (a) and (b) or with HwLDP Policy 51 (Trees and Development).
- 8.32 NPF4 Policy 6 (Forestry, Woodland and Trees) aims to protect and expand forests, woodland and trees and states that development proposals involving woodland loss will only be supported where they will achieve significant and clearly defined additional public benefits in accordance with relevant Scottish Government guidance on woodland removal. Part 6 (a) states that development proposals that enhance, expand and improve woodland and tree cover will be supported. Part 6 (b) states Development proposals will not be supported where they will result in: ii. Adverse impacts on native woodlands, hedgerows and individual trees of high biodiversity value.
- 8.33 HwLDP Policy 51 (Trees and Development) supports development which promotes significant protection to existing hedges, trees and woodlands on and around development sites, and provides adequate separation distances between established trees and any new development. The Council will secure additional tree/hedge planting within a tree planting or landscape plan to compensate removal and to enhance the setting of any new development.
- 8.34 If planning permission were to be granted, conditions would be required, seeking submission of a tree survey, tree constraints plan, Arboricultural Method Statement and a Tree Planting Plan.

## **Other material considerations**

- 8.35 In June 2024 the Highland Council declared a 'Highland Housing Challenge'. The provision of rural housing has an important role to play in helping the Council address

this challenge, however this must be achieved in a manner that safeguards the distinctive character of rural areas and complies with planning policy. New housing should be well-integrated, respect settlement patterns, and avoid inappropriate intrusion into undeveloped fields. Proposals that introduce backland development or suburban-style layouts risk undermining these principles and are therefore considered contrary to the Development Plan.

- 8.36 Representations suggest that there is the potential for bats to be in the shed on site. If planning permission were granted, an informative would be added advising the applicant of their legal responsibility towards any protected species found during the course of development work.

### Non-material considerations

- 8.37 The issue of providing emergency access to the house is not a material planning consideration.
- 8.38 Representations refer to the practicalities of construction access and how building equipment would reach the site. While these issues are acknowledged, they are not material planning considerations and are matters for discussion and agreement between private parties.

### Matters to be secured by Legal Agreement / Upfront Payment

- 8.39 In accordance with Policy 31, the Council's Developer Contributions Supplementary Guidance is used to determine which proposals have to make proportionate financial developer contributions towards meeting service and infrastructure needs in areas of Highland where clear deficiencies are identified. For the proposed development, if planning permission were to be granted, the developer contribution requirements would be as follows:

Summary of Developer Contributions		
Infrastructure/Service Type	Details	Contribution rate per home
Number of Houses	1	
Number of Flats	0	
<b>Primary Education - Beauly Primary</b>		
Houses	Contributions required	£2,634
Flats	Contributions not required	£0
Land costs?	NO	£0
<b>Total</b>		<b>£2,634</b>
<b>Secondary Education - Charleston Academy</b>		
Houses	Contributions Required	£1,734
Flats	Contributions not required	£0
Land costs?	NO	£0

		<b>Total</b>	<b>£1,734</b>
<b>Transport - Active Travel</b>			
		Contributions not required	£0
<b>Water &amp; Waste</b>			
		Contributions not required	£0
<b>Public Art</b>			
		Contributions not required	£0
<b>Affordable Housing</b>			
	CNPA	Contributions not required	£0
		<b>Total Per Home</b>	<b>£4,368</b>
		<b>Total Per Flat</b>	<b>£0</b>
		<b>Total</b>	<b>£4,368</b>
<b>All costs are subject to indexation (BCIS All-In) and have been indexed to the appropriate quarter</b>			

- 8.40 The applicant would have 28 days from the date that the Council send the invoice for developer contributions to be paid to make a payment of the developer contributions set out in this report. Should a payment not be made with 28 days, the application would be refused under delegated powers unless there is written agreement for an extension.

## 9. CONCLUSION

- 9.1 The proposed development for the erection of a house at Teandalloch has been assessed against the relevant provisions of the Development Plan and it is considered to not demonstrate compliance with key policies relating to rural housing, siting, and design.
- 9.2 The proposed development is located within the 'remote rural' Urban Rural Classification as defined by NPF4 Policy 17 (Rural Homes). Policy 17 (a) only allows for housing in limited circumstances. The proposal has not provided any supporting evidence to demonstrate that it meets any of the 8 exceptions to policy 17(a) and it is also not considered that the proposal accords with the siting and character requirements of policy 17(a).
- 9.3 NPF4 Policy 17(b) assesses proposals on the basis of whether they contribute towards local living and take into account identified local housing needs, economic considerations and transport needs. The location of the site affords very limited active travel opportunities to allow residents to reach facilities to meet the majority of their daily needs, all within a reasonable distance of their home by walking, wheeling or cycling. Accordingly, it is considered that the proposal does not meet the requirements of policy 17(b). It is also considered that the siting and layout of the proposed house does not comply with Policy 17(c). Furthermore, the applicant has not provided evidence that the development meets any of the exceptions set out in Policy 35 (Housing in the Countryside) or that it would deliver wider public benefits.

- 9.4 The proposal also fails to accord with Highland wide Local Development Plan Policy 28 (Sustainable Design) and NPF4 Policy 14 (Design, Quality and Place) as it does not demonstrate sensitive siting and would be detrimental to the overall character of the surrounding area. The proposal introduces a backland form of development that is inconsistent with the established settlement pattern, erodes the open and spacious rural character of the area, and does not integrate with the traditional layout of surrounding properties.
- 9.5 All relevant matters have been taken into account when appraising this application. It is considered that the proposal does not accord with the principles and policies contained within the Development Plan and is unacceptable in terms of applicable material considerations.

## 10. IMPLICATIONS

- 10.1 Resource: Not applicable
- 10.2 Legal: Not applicable
- 10.3 Community (Equality, Poverty and Rural): Not applicable
- 10.4 Climate Change/Carbon Clever: Not applicable
- 10.5 Risk: Not applicable
- 10.6 Gaelic: Not applicable

## 11. RECOMMENDATION

<b>Action required before decision issued</b>	N
Notification to Scottish Ministers	N
Conclusion of Section 75 Obligation	N
Revocation of previous permission	N

Recommended to **REFUSE** the application for the following reasons

1. The proposal does not accord with National Planning Framework 4 (NPF4) Policy 17 (Rural Homes) in terms of either 17 (a), (b) or (c). It is not considered that the proposal accords with the siting and character requirements of policy 17(a) as the submission has not provided any supporting evidence to demonstrate that it meets any of the 8 exceptions to policy 17(a) nor has it met the local living and local housing needs requirement of Policy 17(b). It also does not accord with the siting and layout requirements of Policy 17(c) and does not demonstrate that it would support and sustain an existing rural community or fulfil an identified local housing outcome.
2. The proposal is contrary to the Council's Rural Housing Supplementary Guidance, which requires new development to respect the established

character, spacing, and scale of the surrounding area. The site lies within a rural settlement with a distinctive open and spacious character. The proposed dwelling would constitute backland development, positioned behind existing properties and intruding into previously undeveloped land. This siting fails to integrate with the traditional settlement pattern and would result in a layout that is disconnected and suburban in nature. Such an arrangement would erode the rural character of the area and is therefore considered inappropriate and unacceptable.

3. The proposal does not accord with National Planning Framework 4 (NPF4) Policy 14 (Design, Quality and Place) and HwLDP Policy 28 (Sustainable Design). These policies require development to demonstrate sensitive siting that respects local character and settlement pattern. The proposed development, by virtue of its backland position and lack of active frontage, is inconsistent with the established character of the surrounding area.

### **REASON FOR DECISION**

All relevant matters have been taken into account when appraising this application. It is considered that the proposal does not accord with the principles and policies contained within the Development Plan and is unacceptable in terms of applicable material considerations.

Signature: Bob Robertson  
Designation: (Acting) Planning Manger South  
Author: Julie-Ann Bain  
Background Papers: Documents referred to in report and in case file.  
Relevant Plans: Plan 1 - 25004 PL 01 Location Plan  
Plan 2 - 25004 PL 02 REV A Site Layout Plan  
Plan 3 - 25004 PL 04 Elevations Plan  
Plan 4 - 25004 PL 05 REV B Visual Information  
Plan 5 - 25004 PL 06 REV A Visual Information

## Appendix 2

	COMPLETE FOR LEGAL AGREEMENTS AND UPFRONT PAYMENTS				REQUIRED FOR LEGAL AGREEMENTS ONLY				
Type	Contribution	Rate (per house)	Rate (per flat)	Total Amount* <sup>1</sup>	Index Linked <sup>1</sup>	Base Date* <sup>2</sup>	Payment Trigger* <sup>3</sup>	Accounting Dates* <sup>4</sup>	Clawback Period* <sup>5</sup>
<b>Schools<sup>2</sup></b>									
Primary – Build Costs	Beauly Primary School	£2,634	N/A	£2,634	BCIS	Q2 2018	TOC/CC	Apr/Oct	20
Secondary – Build Costs	Charleston Academy	£1,734	N/A	£1,734	BCIS	Q2 2018	TOC/CC	Apr/Oct	20

\*<sup>1</sup> Adjust total to take account of flat exemptions

\*<sup>2</sup> Base Date – Set out in Supplementary Guidance on Developer Contributions

\*<sup>3</sup> TOC/CC – The earlier of the issue of either a temporary occupation certificate or a completion certificate – or specify alternative time if appropriate

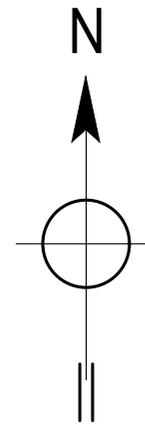
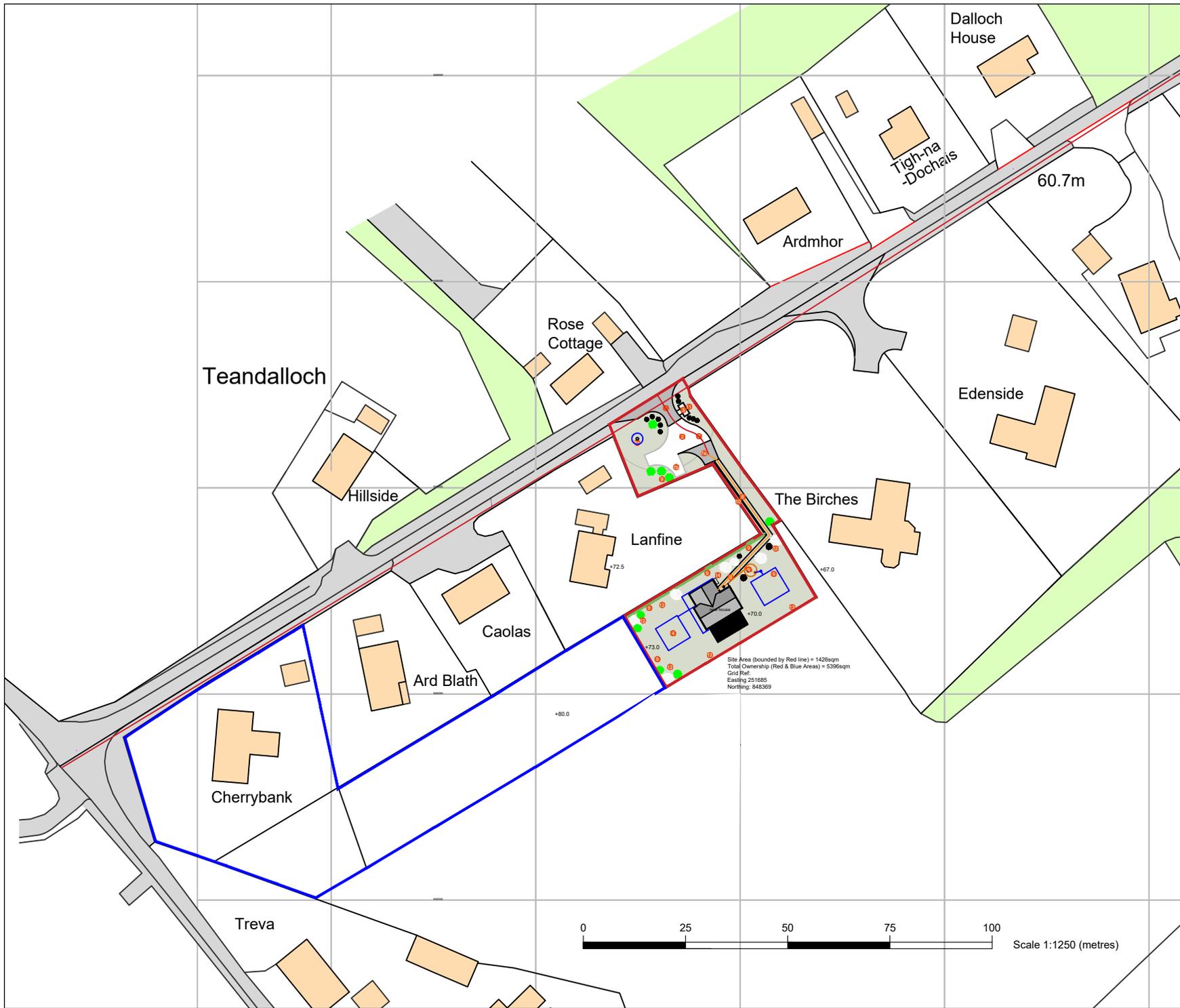
\*<sup>4</sup> Accounting dates - 1 April and 1 October each year of development (if the contribution is to be paid on a basis other than related to units completed in the preceding 6 months (e.g. lump sum on a specific date) then indicate this instead of the Apr/Oct payment dates)

\*<sup>5</sup> Clawback – 15 years for Major development; 20 years for Local development

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<sup>1</sup> If the contribution is to be used towards infrastructure projects involving building e.g. new school, new cycle route etc BCIS ALL IN TENDER will be the index, if it doesn't involve building then another appropriate index may need to be chosen with the agreement of Team Leader

<sup>2</sup> Indicate whether or not 1 bed houses/flats are exempt



Rev.	Description	Drawn	Date
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Easter Kerrowgair  
 Old Military Road  
 Ardersier IV2 7QU  
 Tel: 07936245180  
 www.fatol.co.uk



Client

Mrs Catherine Gray

Project

Detached House  
 Land SE Of Lanfine  
 Teandalloch, Beauly

Drawing

LOCATION PLAN

Status

Planning Submission

Scale 1:1250

Sheet A4

Drawn SR

Check ???

Date 16/06/25

Drawing No:

25004 PL 01

Rev

Teandalloch

Rose Cottage

Hillside

Lanfine

The Birches

Caolas

Ard Blath

Cherrybank

Visibility Splay X = 2.4m &  
Y in East-North East Direction = 215m  
Y in West-South-West Direction = 175m (as previously agreed)  
both contained within grass verges

existing trees

new house  
patio

Site Area (bounded by Red line) = 1426sqm  
Total Ownership (Red & Blue Areas) = 5396sqm  
Grid Ref:  
Easting 251685  
Northing: 848369

- Notes**
- 1 SITE ACCESS to SDB-1 Design
  - 2 Driveway / Turning - gravel
  - 3 Proposed Bin Store Area- space for 4 x 240 l bins : grey, blue, green and brown - Gravel
  - 4 Surface Water Soakaway to Engineer's Design
  - 5 Septic Tank
  - 6 Foul Water Soakaway to Engineer's Design
  - 7 Parking and reversing for Fire Appliance
  - 7a Parking space for One Car in Tarmac
  - 7b Parking space for One Car in Gravel
  - 8 1.2m wide tarmac footpath max 45m long
  - 8a 10,000litre underground Water Storage Tank for fire fighting
  - 9 Hedge 1.8m high maximum
  - 10 Timber Fence 2.1m high
  - 11 Timber screen 1.5m high around Bin Area
  - 12 Feature Trees - Maximum height 2m
  - 13 Post & Wire stockproof fence 1.1m high
  - 14 ASHP location

A	notes	AF	30.07.25
Rev.	Description	Drawn	Date



Easter Kerrowgair  
Old Military Road  
Ardersier IV2 7QU  
Tel: 07936245180  
www.fatol.co.uk

**RIAS**  
RIBA #

Client  
Mrs Catherine Gray

Project  
Detached House  
Land SE of Lanfine  
Teandalloch, Beauly

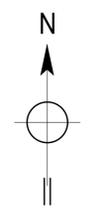
Drawing  
SITE PLAN

Status  
Planning Submission

Scale 1:250 Sheet A1

Drawn SR Check AF Date 16/07/25

Drawing No: 25004 PL 02 Rev A





**SOUTH EAST ELEVATION**  
scale 1:50



**NORTH EAST ELEVATION**  
scale 1:50



- 1 Nova twin black flue
- 2 Slate Roof tiles
- 3 Timber high quality windows -sage

Reference: 14 C 39  
Range: BS 4800S22  
Holly green / Hollybush

L*	a*	b*
39.122	-12.1	21.94
M	S	C
100	37	14

CMYK: 50, 0, 10, 63  
MRGB: 60, 94, 70  
Hex: #609470  
LRV: Approx. 10  
Light Reflectance Value

- 4 Timber high quality doors - Nordan or equally approved
- 5 Silicone Render K-Rend or equally approved - White
- 6 Conservation Rooflights
- 7 Marley Alutec or equally approved RWV and gutters - Anthracite
- 8 Solar PV



**SOUTH WEST ELEVATION**  
scale 1:50



**NORTH WEST ELEVATION**  
scale 1:50

B	notes	AF	24.07
A	dormers	AF	24.07
Rev.	Description	Drawn	Date



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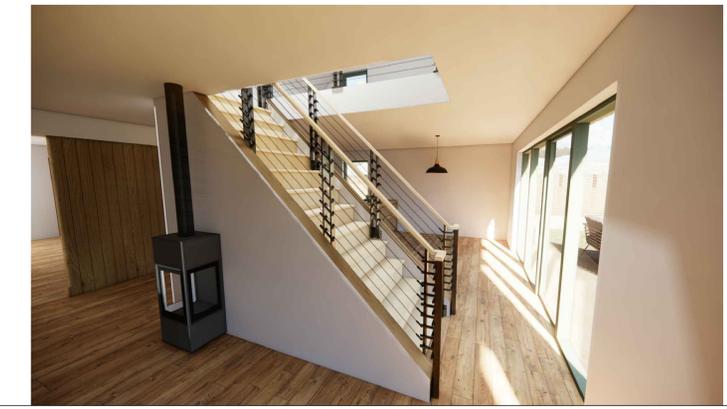
ELEVATIONS

Status  
Planning

Scale	1:50	Sheet	A1
Drawn	AF	Check	SR
Date	05.05.25	Rev	
Drawing No:	25004	PL 04	B



**3D VIEWS**  
scale NTS



Rev.	Description	Drawn	Date
B	details	AF	30.07.25
A	dormers	AF	24.07



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Drawing

3d 1

Status  
Planning

Scale NTS Sheet A1

Drawn AF Check SR Date 05.05.25

Drawing No: 25004 PL05 Rev B



A dormers  
Rev. Description AF 24.07  
Drawn Date



Easter Kerrowgair  
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Teandalloch, Beauly

Drawing

3d 2

Status  
Planning

Scale NTS Sheet A1

Drawn AF Check SR Date 05.05.25

Drawing No: 25004 PL06 Rev A